

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

MEETING OF THE DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

**June 17, 2024
7:00 PM**

AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for an exterior modification for a single-family home of "Jeffrey & Carolyn Horowitz" located at 1231 98 Street, Lot 12 of Block 28. The owners are applying for an "after the fact" proposal for the front facade modification to their existing home. The portion of the eastern exterior front facade was altered from a faux brick material to a vertical "wood" composite material. Enclosed please find the elevations and site plan. (Item #1)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for an exterior renovation for "Shani Kagan & Beaujon Davidson" located at 1231 101 Street, Lot 15 of Block 25. On April 16, 2024, the Board deferred the project. The owners have submitted the revised plan. The owners are proposing to renovate the existing exterior house facade with a raised front entry & foyer / wood-appearing stucco siding and new doors and window locations. Enclosed please find the site plan and elevations. Item #2.

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Request for approval for a new single-family home for "Yonaton Almagor & Ahuva Greisman" located at 1280 95 Street, Lot 7 of Block 28. The owners are proposing to construct a new two-story single-family home. The proposed new two-story home has approximately 6,593 sq. ft. of a/c living space. The residence will have 7 bedrooms, 7 full bathrooms, and two half bathrooms. The applicant is proposing a pool, pool deck, Jacuzzi, an outdoor kitchen and a covered terrace in the rear of the property. Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

4. Request for a revision for a new multi-family dwelling for "PPG BHT Owner, LLC" located at 10141-10143 E. Bay Harbor Drive, Lots 9-12 of Block 4. On December 6, 2022, the Board approved the site development plan. The developer is proposing to construct a new forty-four (44) dwelling unit mid-rise development. On March 27, 2024, a revised site plan application was submitted for several revisions to the previously approved plans. The developer is proposing several revisions to include the following. Revisions to the size of some of the dwelling units. Modification to the Breezeway Garden. Some exterior balconies have been enlarged for better circulation. The parking garage has been modified to accommodate a large (700 sq. ft.) FPL vault room, causing a parallel space to be removed due to a column and 8 lifts being added. Enclosed please find the previously approved and proposed site plan and elevations. (Item #4)

** Staff Review:* The design meets the Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10143 East Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

5. Approval of the minutes of the Design Review Board meeting held on August 15, 2023. (Item #5)

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.